

**TOWN OF GRANBY
ZONING BOARD OF APPEALS
MINUTES
September 18, 2012**

Present: Wayne Chapple, William Percival, Suzanne Yucha, Ann Crimmins, and Kelly Rome

Chairman Chapple convened the meeting at 7:30 p.m. and secretary William Percival read the Legal Notice. The Legal Notice was published on September 7, 2012 and September 14, 2012 in the Connecticut Section of the *Hartford Courant*.

REGULAR MINUTES

ON A MOTION by A. Crimmins, seconded by S. Yucha, the Board voted (4-0-1) to approve the minutes of the regular meeting of June 19, 2012 as presented. K. Rome abstained.

Chairman Chapple explained the procedure of the meeting and noted to those in attendance that decisions would generally be mailed to the applicant within ten days. Approval, when granted, shall be null and void if not filed within 90 days of the approval date.

PUBLIC HEARING

The hearing on the appeal by Craig and Lori Johnson seeking a variance to side yard requirements, Section 5.1 and 8.1.3.2 of the Zoning Regulations to allow construction of a garage for property located at 30 Cranberry Lane, opened at 7:34 p.m.

Craig Johnson appeared to explain the application. He would like to build a 24 x 24 foot garage, but the proposed location puts the structure very close to the property line. He stated a hardship as the lay of the land, with a line a mature trees to the left of the property eliminating putting the garage on that side of the house. To the right of the house, there is a level area of the yard. If a garage were placed at the bottom of the hill, it would be to close to the septic system. He's also trying to avoid building the garage near an underground power line. The Board noted concern regarding the probability of workers being on the neighbor's property during construction of the garage. Because the garage will be so close to a property line, the nearest wall to the property line may need to be "fire protected" in accordance with the State Building Code. Mr. Johnson stated his neighbor Tim, whose property line this garage would be close to, has no objection to his plans.

There was no public comment.

This public hearing closed at 7:54 p.m.

The hearing on the appeal by Jeff and Kimberly Huot seeking a variance to side yard requirements, Section 5.1 and 8.1.3.2 of the Zoning Regulations to allow construction of a garage for property located at 8 Strawberry Fields Road, opened at 7:55 p.m.

Jeff Huot appeared to explain this application. He would like to build a 20-foot x 30-foot garage and locate it approximately 14 ½ feet from the property line. His request for a variance is based on the location of the auxiliary septic system, and the proximity of the proposed location to the house. He stated a hardship to be the location of the well.

There was no public comment.

The public hearing closed at 8:05 p.m.

The hearing on the appeal by Arthur and Aurelle Locke seeking a variance to the front yard requirements, Section 5.1 of the Zoning Regulations to allow construction of a garage for property located at 281 Simsbury Road, opened at 8:06 p.m.

Aurelle Locke appeared before the Board to explain the application. She reported first off, that since this application was submitted, this property has been divided and the Assessor has not yet applied a street number to this new property. The proposed garage is part of the plan to build a new house on this lot. A 30-foot variance is necessary so the garage would be 20 feet from the street line. She provided a map that outlined the wetlands, showed where the garage and house are expected to be placed, and stated wetland approval has been received for the proposed garage. Chairman Chapple noted the section in the Zoning Regulation that states a garage cannot be built before a house. Ms. Locke also pointed out where the well will be drilled and where the septic system will be.

There was no public comment.

The public hearing closed at 8:17 p.m.

ON A MOTION by S. Yucha, seconded by K. Rome, the Board voted unanimously (5-0-0) to approve a variance to Section 5.1 and 8.1.3.2 of the Zoning Regulations for Craig and Lori Johnson, as outlined in the subject file, for property located at 30 Cranberry Lane as follows:

a variance of 21 feet to allow a garage to be constructed no closer than 3 feet to the side property line as presented by the applicant. The hardships noted include the irregularity of the property as well as the location of the septic system and the well.

ON A MOTION by K. Rome, seconded by A. Crimmins, the Board voted unanimously (5-0-0) to approve a variance to Section 5.1 and 8.1.3.2 of the Zoning Regulations for Jeff and Kimberly Huot, as outlined in the subject file, for property located at 8 Strawberry Fields Road as follows:

a variance of 15.5 feet to allow a garage to be constructed no more than 14.5 feet to the sides yard as presented by the applicant. The hardship noted is the location of the well and septic system.

ON A MOTION by W. Chapple, seconded by A. Crimmins, the Board voted unanimously (5-0-0) to approve a variance to Section 5.1 of the Zoning Regulations for Arthur and Aurelle Locke, as outlined in the subject file, for property located at 281 Simsbury Road as follows:

a variance of 30 feet to allow construction of a garage, no closer than 20 feet from the street line as presented by the applicant. As a condition of this approval, the Board notes that the applicant must comply with Section 8.1.1 of the Zoning Regulations, which requires that construction of the primary residence commence prior to the building of the garage. The hardship noted is the wetlands on the property, a brook, and the potential location of the well and septic system, which prevent the garage from being practically located elsewhere on the property.

The meeting adjourned at 8:30 p.m.

Respectfully submitted,

Susan Christian
Recording Secretary